

**From:** Gigi Robinson  
**To:** Larr.Kelly@loudoun.gov,Erin.Austin@loudoun.gov  
**Date:** 5/13/2009 12:07 PM  
**Subject:** LOD  
**Attachments:** LOD May 12th.doc

COMMISSIONER  
ROBINSON  
COMMENTS

Larr,

I have attached a couple of updates that we can add to the stack.... Could you please refresh me on how 8 lots became the cut off for the community well/sewer? You will see it come up in 4-1907 E, F, G.

Erin,

Per our telecon this morning. I am attaching my comments. If you find a better way to skin the cat/monitor the water, please let me know. This was my attempt to get an annual picture of the district.

Good luck this afternoon!!

Larr and Erin, thanks to you both for all your efforts.

Gigi Robinson

**4-1901** The ZO starts off with a concern about the surface water passing thru to the aquifers, groundwater and reappearing as springs elsewhere. The order of the ABC should switch B and C to follow the importance and levels of concern espoused in the paragraph above.

This logic follows the D 1. of the RGP initial paragraph.

In the last part of the paragraph I would like inserted: "The Limestone conglomerate cannot environmentally or structurally support land development activities without performance standards and monitoring. Therefore, the provisions of this Section...."

**4-1904** In the review procedures, I would like a section which addresses how the person developing the land will monitor surface and groundwater over the years. This should include a reference to the pollution prevention standards in the FSM which includes nitrates and any other items that the Dept of Health monitors. This plan should be part of the initial review process for either by right or legislative.

The RGP says that the County is in charge of monitoring groundwater and surface water. However, since the County relies on a Complaint System, I would suggest that the homeowner do the tests on an annual basis. That can include a couple of vials with some instructions sent to the homeowner. The homeowner can do a tap water sample and any ground water (pond or stream) on the property and return the vials to the County Extension office for analysis.

The RGP says that the BOS will take appropriate action, which may include an adjustment to the land use policies. I believe that someone should ask the BOS what they want to do if nitrates are found in the water sample or a spectrum of samples.

**4-1906 (B)** Provides for underlying zoning district. In the RGP page 5-13 policy 3., the County will limit development to large lot or clusters. What is defined as a large lot? Is it bigger than any of the underlying zoning? Neither a search of the ZO or RGP indicated there was a definition of this term.

**4-1907 (G) 2.** Alter "will minimize run-off generated" to "will eliminate run-off generated..." There is the plan for regular operation and maintenance kept?

**4-1907 (E, F, G).** The RGP states in policy 8 "The County will require approval of communal water and wastewater systems for new development..." It does not specify 8 lots or more.

**4-1908 6.** Alter "may" to "will". All dwellings will be mailed a County monitoring package and County Extension will be the qualified professional to do the monitoring.

FSM: Where will we get the “by right” activities – Agriculture, forestry and passive recreation (I presume the Girl Scout Camp) to do water monitoring? What will the BOS do about any pollution that find from that list of users?

Further, I believe that the monitoring is for ALL properties – established golf courses, wineries, houses, horse boarding, Virginia Parks, etc. Everyone that draws water or returns waste, fertilizers or water to the ground should be part of the monitoring.